



Site Plan Notes:

- The total area of the 'excess areas of pavement' are to be striped off for now. Construction of the reserve parking area requires that these 'excess area of pavement' be removed and landscaped. This proposed future decrease in impervious area will offset the proposed future increase in impervious area created by the construction of the reserve parking area, if and when required by the building inspector.
- The two proposed pavement patch areas are less impervious area than the two proposed landscape beds and the shed to be removed. Therefore, there is no proposed increase in stormwater runoff.
- Any earth works or vegetation removal within the 100' buffer zone requires conservation approval prior.
- With installation of a new sewer service the existing septic system is to be abandoned per title five regulations.

- 8 proposed decorative bush - select varieties no larger than 5' wide & 3' tall fully grown.
 - 28 Proposed Perennial - select varieties no taller than 12" in height fully grown.
- Landscaping Notes: Low growing perennials along the front gardens are important so as to not block any site visibility from vehicles exiting the site.
- Denotes proposed mulched flower gardens, use 4" of loam and grass seed on all other existing dirt areas to stabilize.



Revisions

1) Mar. 3, 2020 per Town Review Comments
2) Mar. 6, 2020 per Town Review Comments

Legend

	Catch Basin
	Drain Manhole
	Proposed Contour
	Proposed Spot Grade
	Existing Contour
	Utility Pole
	Water Shut Off
	Hydrant
	Fence Line
	Treeline

NORMAN G. HILL CIVIL
No. 31887
REGISTERED PROFESSIONAL

Norman G. Hill, PE Date: 3-6-20
Norman G. Hill, PE #31887

REVISIONS

No.	Date	Design	Checked
1			
2			
3			
4			
5			
6			

Field By:	SB/JL	12/13/19
Designed By:	NGH	12/16/19
Drawn By:	BDH	12/16/19
Checked By:	NGH	12/18/19

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Environmental Consultants

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Site Plan for Resinate

Located at
135 Westboro Road
Grafton, MA
Parcel ID: 013.0-0000-0002.0

Owned By
JKRP Holdings, LLC
135 Westboro Road
Grafton, MA 01536

Scale: 1"=20'

Date: Dec. 18, 2019

Job No. G9532

Sheet No. **1 of 1**

General Utility Notes:

- Place 4" Loam and seed all disturbed areas of the project not otherwise improved.
- All underground utility locations shown are based on field evidence and records provided to Land Planning, Inc.. These locations should be considered approximate. Other utilities may exist which are not evident or for which record information was not found. The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.
- It is the responsibility of the contractor to review all of the drawings and specifications associated with this project work and project scope prior to the initiation of construction. Should the contractor find a conflict with the documents, relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to the start of construction. Failure by the contractor to notify the project engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full conformance with local regulations and codes.

Zone: Office Light Industrial

	Required	Provided
Lot Area min.:	40,000 s.f.	46,907 s.f.
Lot Frontage min.:	120'	217'
Lot Width min.:	120'	220'
Front Yard min.:	40'	40.6'
Side Yard min.:	35'	66.1'L, 24.1'R
Rear Yard min.:	35'	94.4'
Coverage max.:	40%	15.1%
Height max.:	35'	1 Story

General Notes:

- Datum: all elevations shown refer to assumed datum.
- The proposed earth works are not located within 100' of a wetland.
- The site is not located within a Zone I, Zone II, or IWPA or other aquifer.
- The site is not located within a FEMA special flood hazard zone.
- The site is not located within an NHESP priority or estimated habitat.

Parking Required:

Basement:
Wicked Twisted Pretzel (manufacturing @ 1/500 s.f.) = 3,350 s.f., 6.7 spaces required
Storage (0 required space) = 3,734 s.f.

First Floor:
Pecorino Cheese and Wine (retail @ 1/150 s.f.) = 1,014 s.f., 6.8 spaces required
Resonate (retail @ 1/150 s.f.) = 4,200 s.f., 28.0 spaces required
Vacant Retail Unit (retail @ 1/150 s.f.) = 1,577 s.f., 10.5 spaces required
Comon Hallway Retail Space (retail @ 1/150 s.f.) = 293 s.f., 1.9 spaces required
Total retail space (Pecorino, Resonate, & vacant unit) = 7,084 s.f., 47.2 spaces required

Total required spaces:
6.7 manufacturing + 47.2 retail = 54 total spaces required
Parking Provided: 65 total (50 spaces + 3 van accessible + 12 reserve spaces)

Future Reserve Parking Impervious Area Note: 12 additional reserve parking spaces not required by zoning can potentially be provided. The total proposed impervious area of the 12 reserve parking spaces is less than the total impervious shown in the excess pavement areas. If constructed the excess pavement areas would be removed to offset any increase in stormwater runoff.